112.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	943,700 / 943,700
					USE VALUE:	943,700 / 943,700
					ASSESSED:	943,700 / 943,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMMER MATTHEW J & KAREN W
Owner 2:	
Owner 3:	
Street 1:	12 PHILEMON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMMER DAVID E & KAREN W -
Owner 2:	-
Street 1:	12 PHILEMON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,480 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 2917 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9480.000	450,600		493,100	943,700
Total Card	0.218	450,600		493,100	943,700
Total Parcel	0.218	450,600		493,100	943,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.54 | /Parcel: 323.5

Legal Description

User Acct 71059

GIS Ref

GIS Ref

Insp Date 04/25/18

Entered Lot Size

Total Land:

Land Unit Type:

!8675!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,300	0	9,480.	493,100	848,400	848,400	Year End Roll	12/18/2019
2019	101	FV	176,900	0	9,480.	486,000	662,900	662,900	Year End Roll	1/3/2019
2018	101	FV	129,500	0	9,480.	373,300	502,800	502,800	Year End Roll	12/20/2017
2017	101	FV	129,500	0	9,480.	352,200	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	129,500	0	9,480.	324,000	453,500	453,500	Year End	1/4/2016
2015	101	FV	128,900	0	9,480.	302,900	431,800	431,800	Year End Roll	12/11/2014
2014	101	FV	128,900	0	9,480.	278,900	407,800	407,800	Year End Roll	12/16/2013
2013	101	FV	128,900	0	9,480.	278,900	407,800	407,800		12/13/2012

PRINT

Date	Time
12/10/20	23:13:22

LAST REV

Date	Time
08/18/20	11:44:56
danam	

PAT ACCT. 8675

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMER DAVID E	67499-200		6/24/2016	Convenience	1	No	No		
HIBBARD EARL/ET	54855-148		6/21/2010		350,000	No	No		
HIBBARD EARL &	32258-178		2/21/2001	Family	1	No	No		
	12240-472		7/6/1972			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1116	Addition	15,000	O				
4/30/2018	529	Solar Pa	35,000	C				
6/23/2017	735	Addition	188,000	O				
7/29/2010	911	Manual	6,500					REMOVE WALL REPL C

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2019	Permit Visit	DGM	D Mann
4/25/2018	Permit Visit	DGM	D Mann
4/25/2018	Measured	DGM	D Mann
3/3/2009	Meas/Inspect	189	PATRIOT
2/3/2000	Meas/Inspect	264	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	6									493,081						493,100	

Total AC/HA: 0.21763 | Total SF/SM: 9480 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 493,081 | Spl Credit | Total: 493,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	20.	%
Override:			%
	Total:	28.64	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09322500
Const Adj.:	0.99989998
Adj $ / SQ:	136.639
Other Features:	121023
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631478
Depreciation:	180855
Depreciated Total:	450622

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5		BRs:	2		Baths:	2		HB	1	

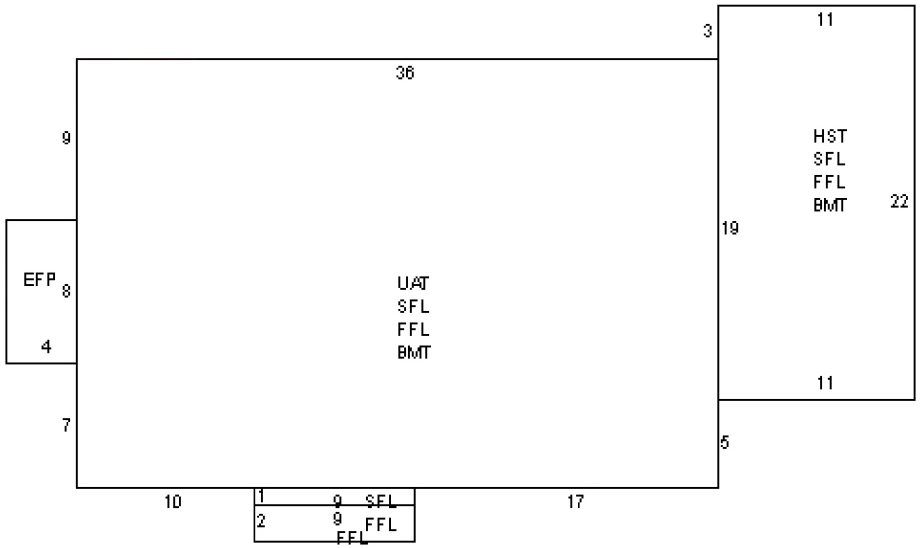
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.33
Special Features:	0	Val/Su Net:	121.03
Final Total:	450600	Val/Su SzAd	190.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,133	136.640	154,812
SFL	Second Floor	1,115	136.640	152,353
BMT	Basement	1,106	48.990	54,178
UAT	Upper Attic	216	95.650	20,660
HST	Half Story	121	136.640	16,533
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	3,723	Total:	400,859
Size Ad	2369	Gross Are	4492	FinArea 2917

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

112.0-0003-0007.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: